

PRIMUS VILLAS



development in Kissonerga, Pafos | 2024

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16 Finishes

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50 Type B Villas (3 bedrooms)

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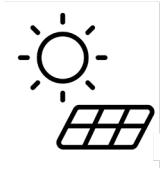
78 Project Overview

Location



Kissonerga, Pafos, Cyprus
Coordinates: 34.826269°, 32.395950°

Facilities



solar panels



energy efficiency



swimming pool
(optional)



roof garden



underfloor heating
(provision)



fireplace
(optional)



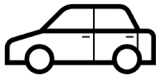
smart-home
(optional)



security system
(provision)



bbq area
(provision)



semi-covered
parking
(provision)

Masterplan

development
of custom housing
units:

2_ bungalows

4_ 3-bedroom villas

6_ 4-bedroom villas





















Type A Villas

4 bedrooms

plots: 1, 4, 5, 6, 7, 8

Plot 1



Plot 1

Plot area:

390.4 m²

Total house area:

179.7 m²

Total covered area:

211.0 m²

Total semi-covered
area:

23.5 m²

_Ground floor area:

89.4 m²

Covered veranda:

23.9 m²

Uncovered veranda:

82.2 m²

Landscaping:

106.9 m²

BBQ area:

7.5 m²

Swimming pool:

22.9 m²

Semi-covered parking:

16.0 m²

Uncovered parking:

27.4m²

_First floor area:

90.3 m²

Covered veranda:

7.4 m²

Uncovered veranda:

-- m²

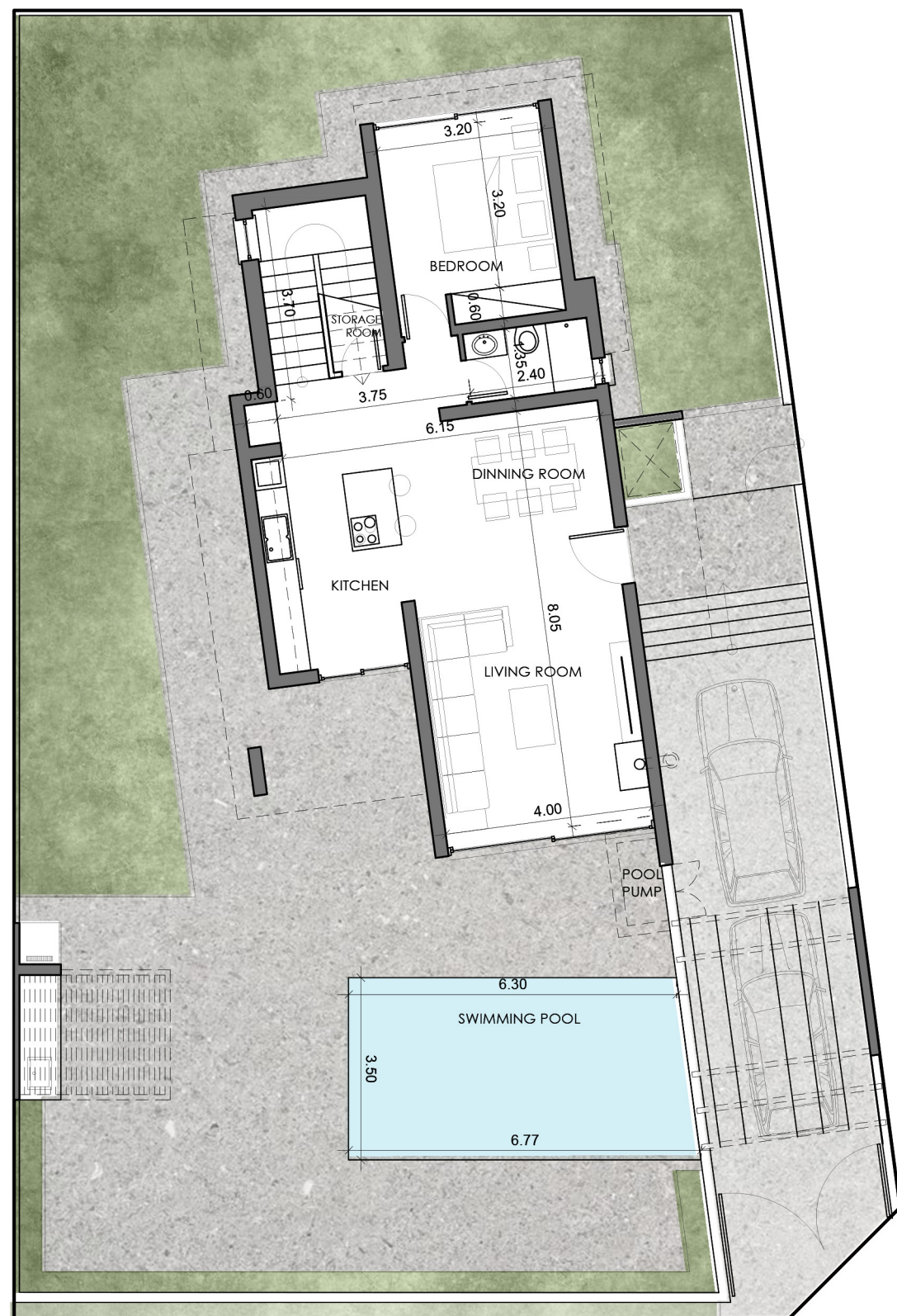
_Uncovered roof:

Veranda:

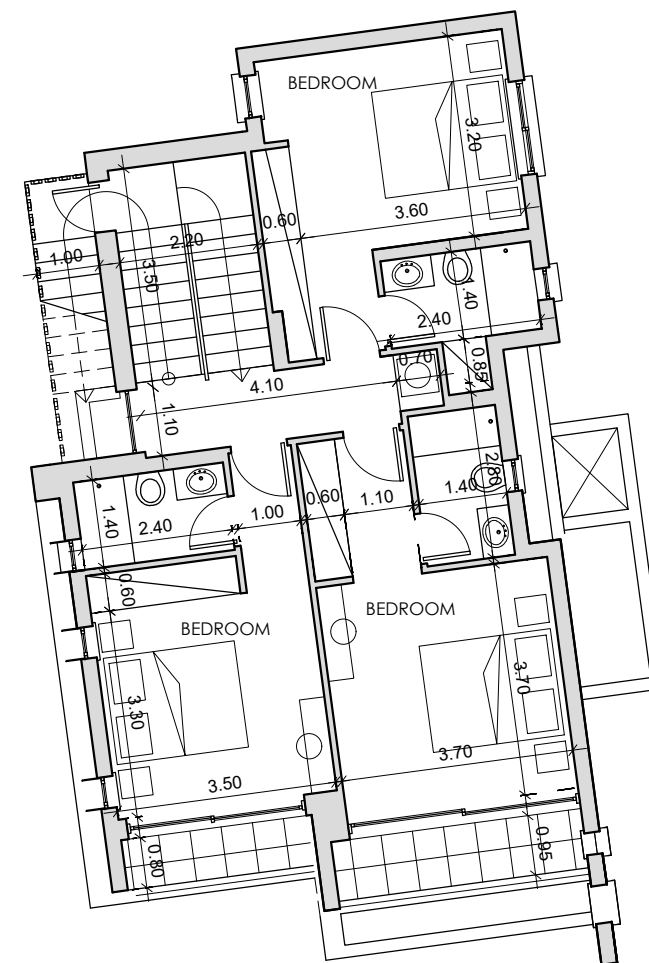
37.9 m²

Mechanical area:

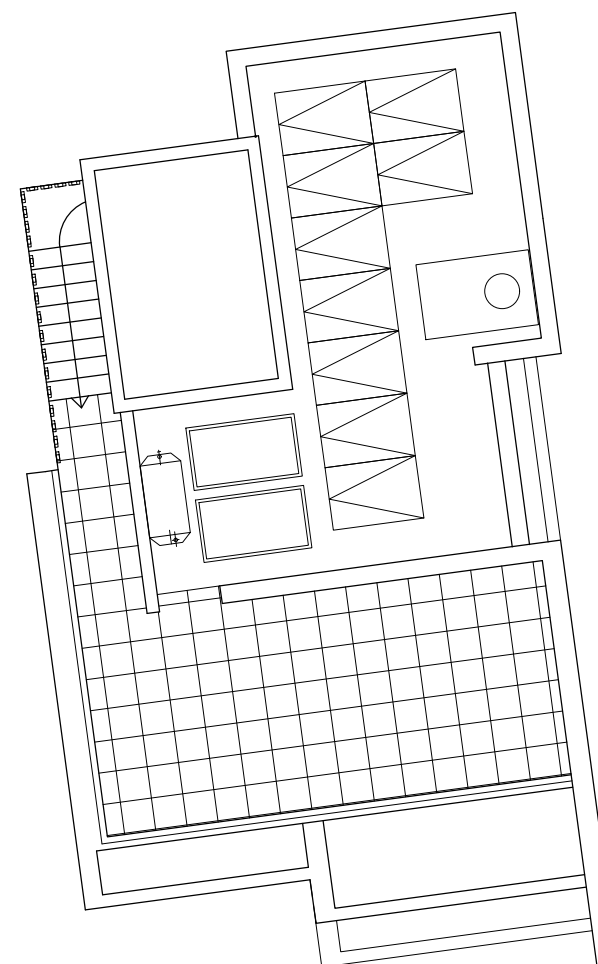
42.8 m²



ground floor plan



first floor plan



roof plan

Plot 4



Plot 4

Plot area:

377.2 m²

Total house area:

174.7 m²

Total covered area:

204.0 m²

Total semi-covered
area:

20.6 m²

_Ground floor area:

88.5 m²

Covered veranda:

21.3 m²

Uncovered veranda:

111.6 m²

Landscaping:

131.0 m²

BBQ area:

7.5 m²

Swimming pool:

21.8 m²

Semi-covered parking:

13.1 m²

Uncovered parking:

15.4m²

_First floor area:

86.3 m2

Covered veranda:

8.0 m²

Uncovered veranda:

-- m²

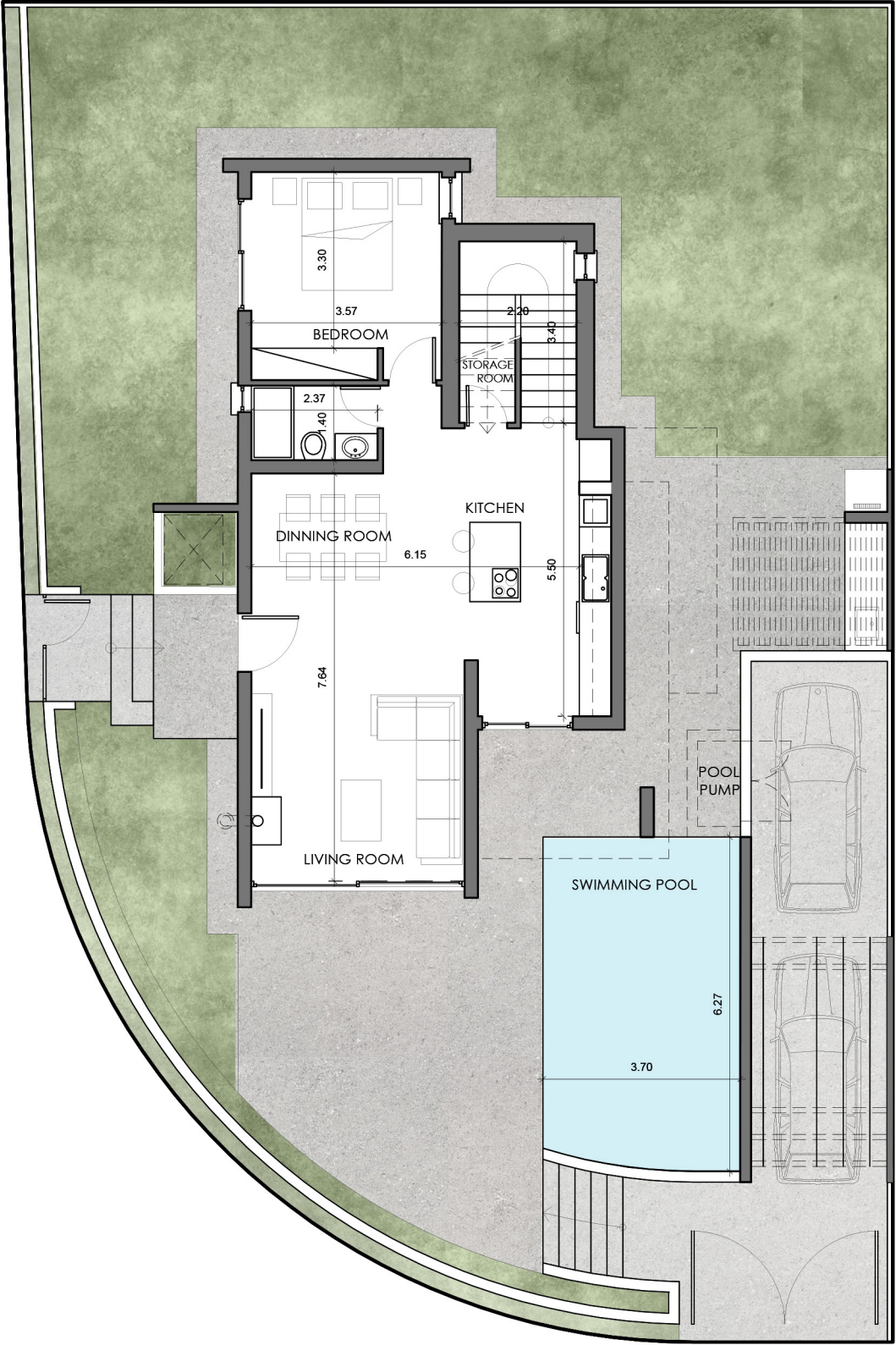
_Uncovered roof:

Veranda:

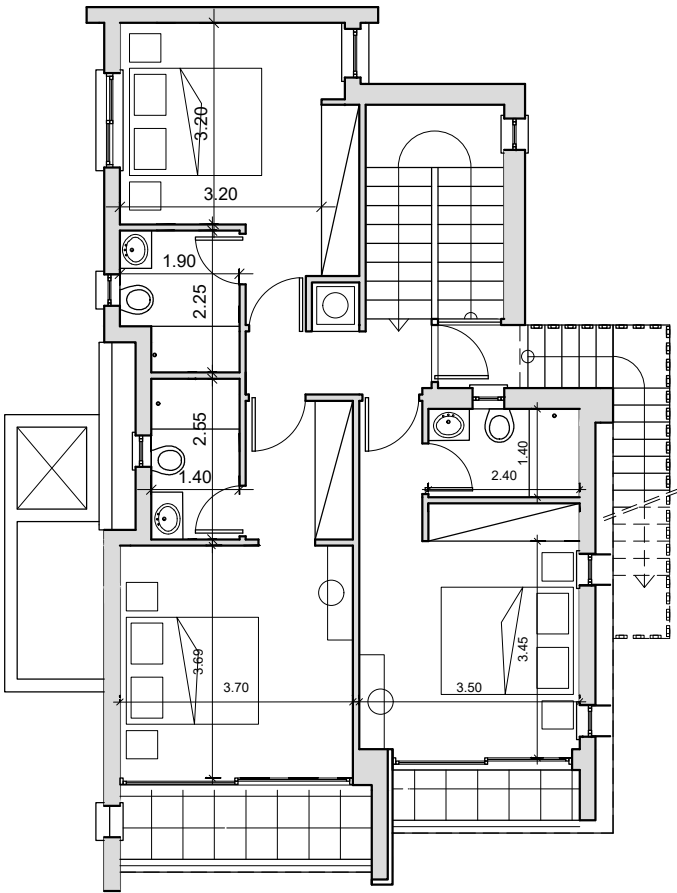
31.2 m²

Mechanical area:

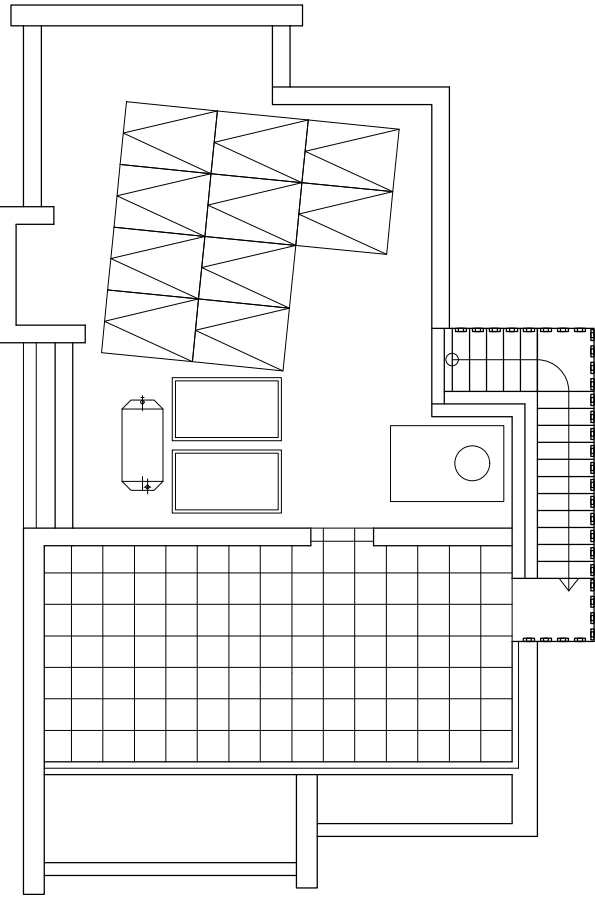
54.5 m²



ground floor plan



first floor plan

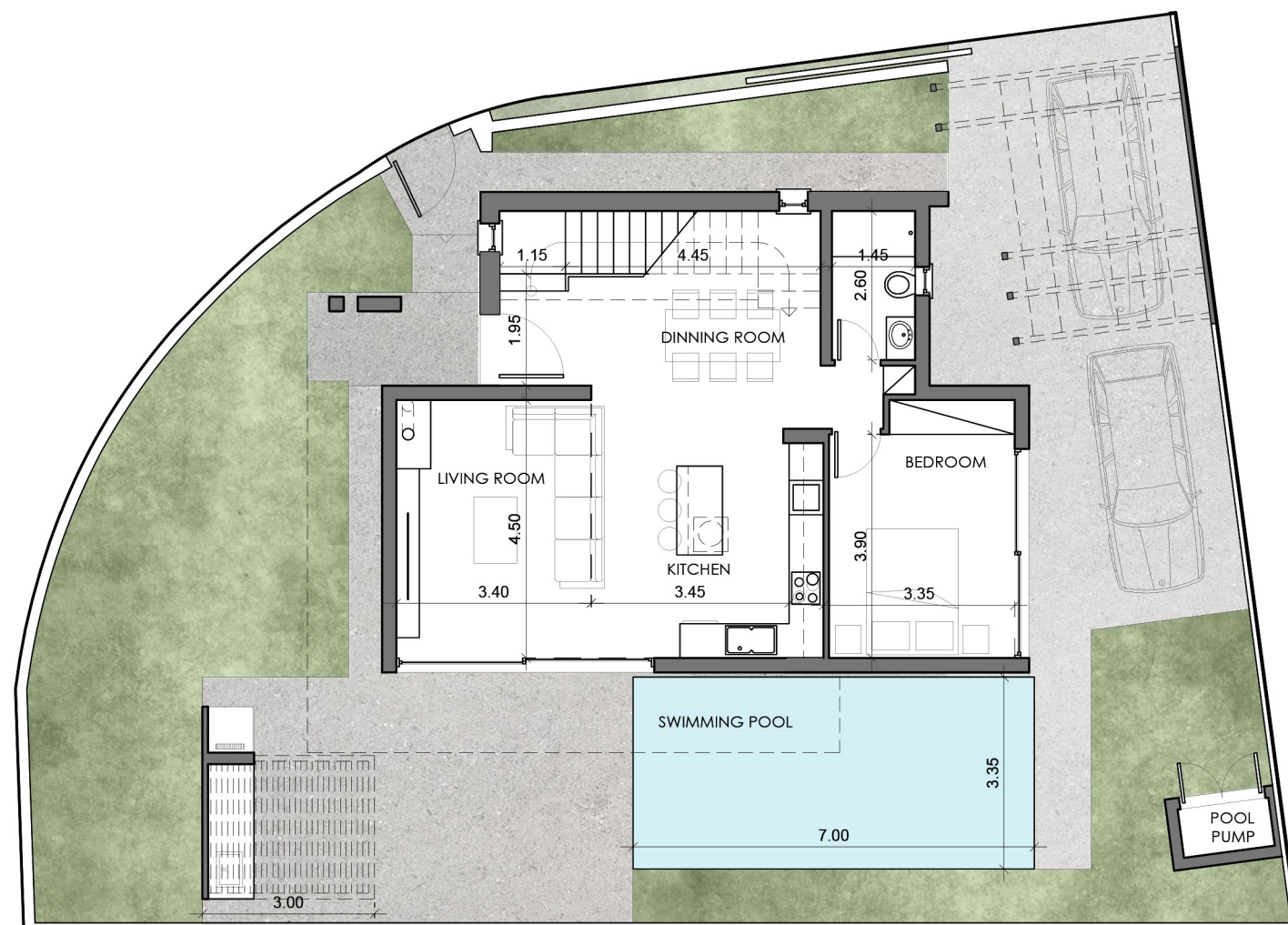


roof plan

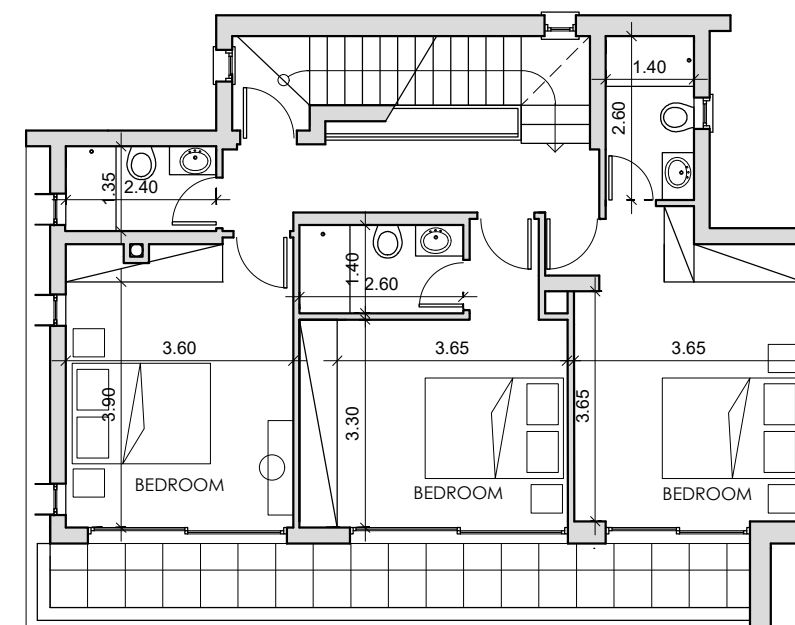
Plot 5



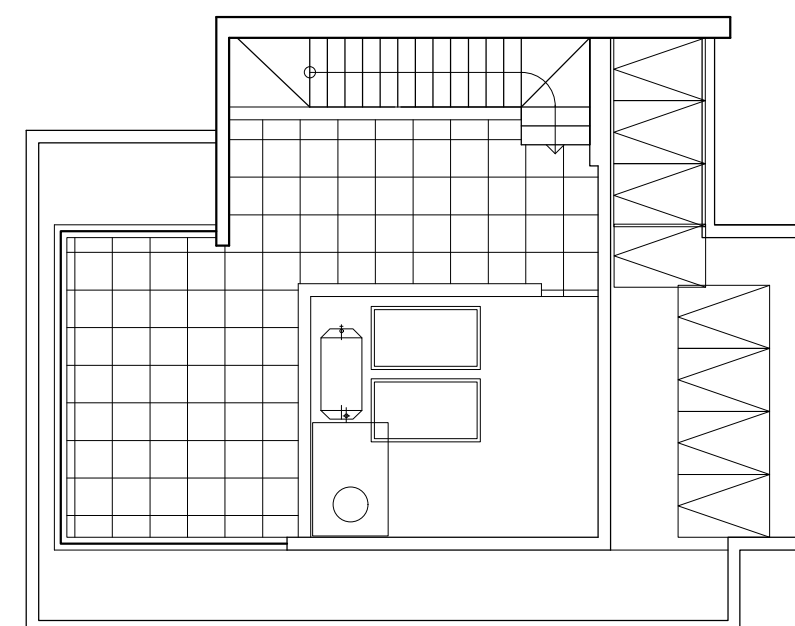
Plot 5



ground floor plan



first floor plan



roof plan

Plot area:
291.0 m²
House area:
171.1 m²
Total covered area:
209.9 m²
Total semi-covered
area:
47.7 m²

_Ground floor area:
85.3 m²

Covered veranda:
23.2 m²

Uncovered veranda:
24.9 m²

Landscaping:
93.8 m²

BBQ area:
7.7 m²

Swimming pool:
23.5 m²

Semi-covered parking:
16.6 m²

Uncovered parking:
16.2 m²

_First floor area:
85.8 m²

Covered veranda:
15.6 m²

Uncovered veranda:
-- m²

_Uncovered roof:

Veranda:

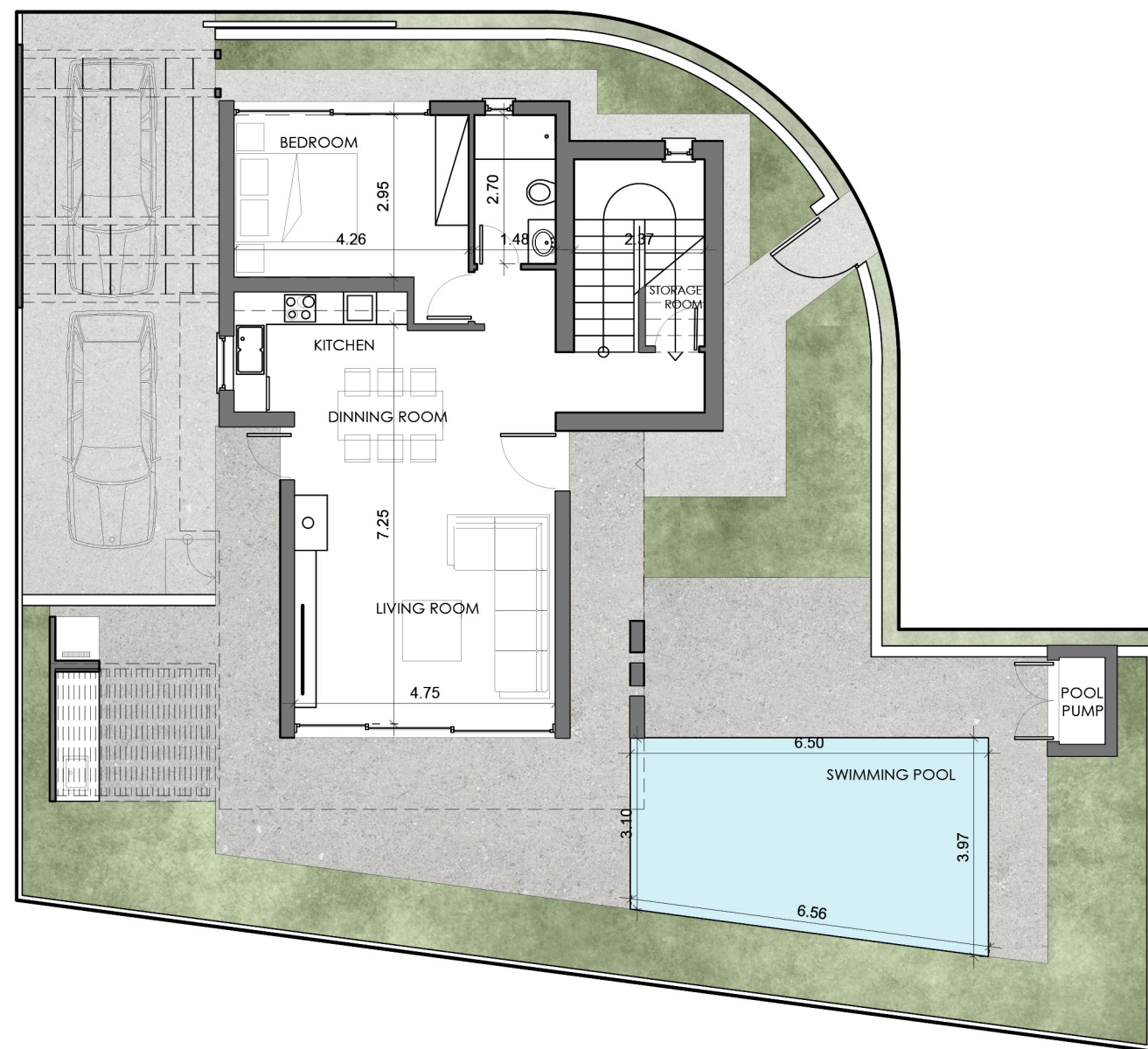
37.2 m²

Mechanical area:

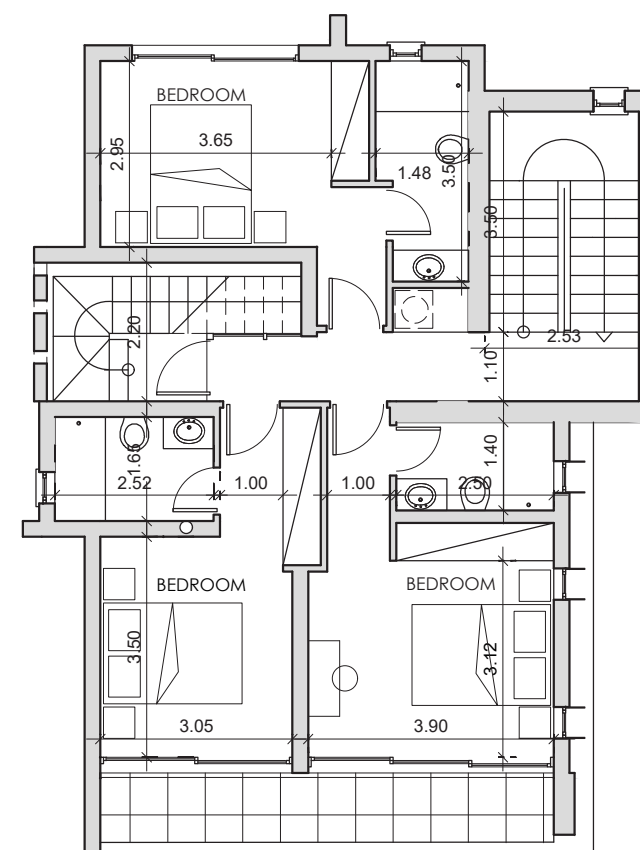
42.3 m²

Plot 6

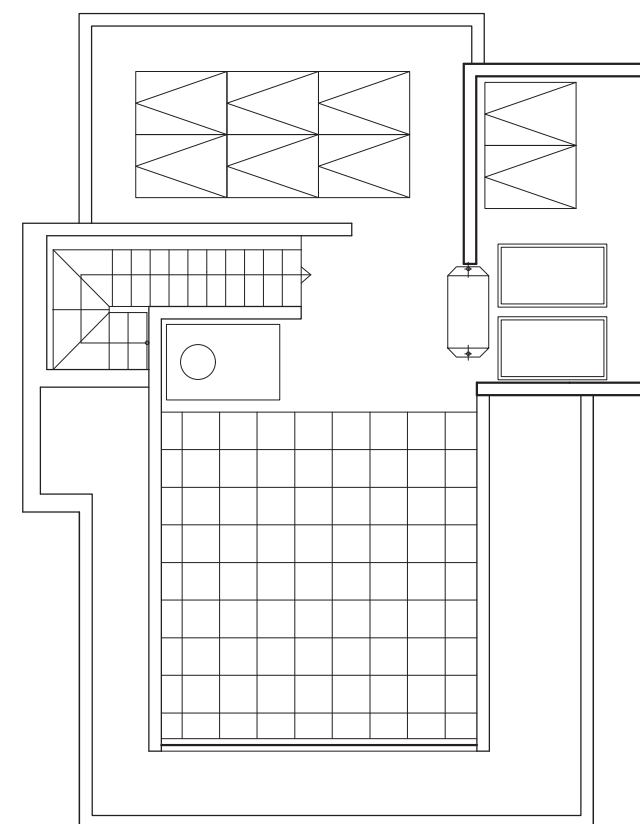




ground floor plan



first floor plan



roof plan

Plot 6

Plot area:

300.0 m²

House area:

177.2 m²

Total covered area:

214.7 m²

Total semi-covered area:

24.7 m²

_Ground floor area:

84.2 m²

Covered veranda:

28.7 m²

Uncovered veranda:

55.5 m²

Landscaping:

78.0 m²

BBQ area:

7.5 m²

Swimming pool:

23.0 m²

Semi-covered parking:

17.2 m²

Uncovered parking:

15.1 m²

_First floor area:

93.0 m²

Covered veranda:

8.8 m²

Uncovered veranda:

-- m²

_Uncovered roof:

Veranda:

30.6 m²

Mechanical area:

48.1 m²

Plot 7



Plot 7

Plot area:

372.0 m²

House area:

169.2 m²

Total covered area:

205.9 m²

Total semi-covered
area:

24.5 m²

_Ground floor area:

84.5 m²

Covered veranda:

28.0 m²

Uncovered veranda:

80.6 m²

Landscaping:

136.3 m²

BBQ area:

7.5 m²

Swimming pool:

18.8 m²

Semi-covered parking:

16.9 m²

Uncovered parking:

18.1 m²

_First floor area:

84.7 m²

Covered veranda:

8.6 m²

Uncovered veranda:

-- m²

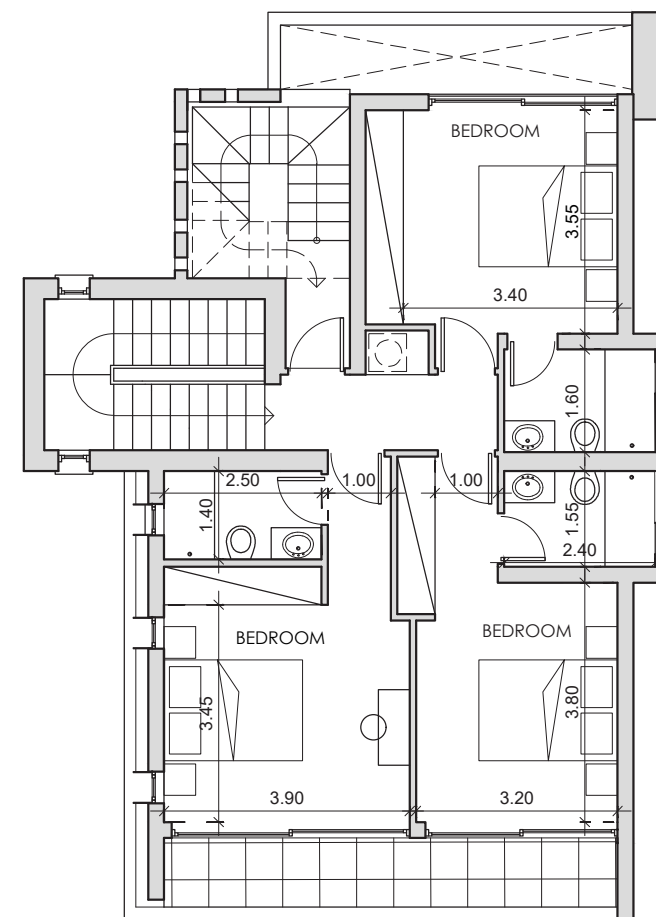
_Uncovered roof:

Veranda:

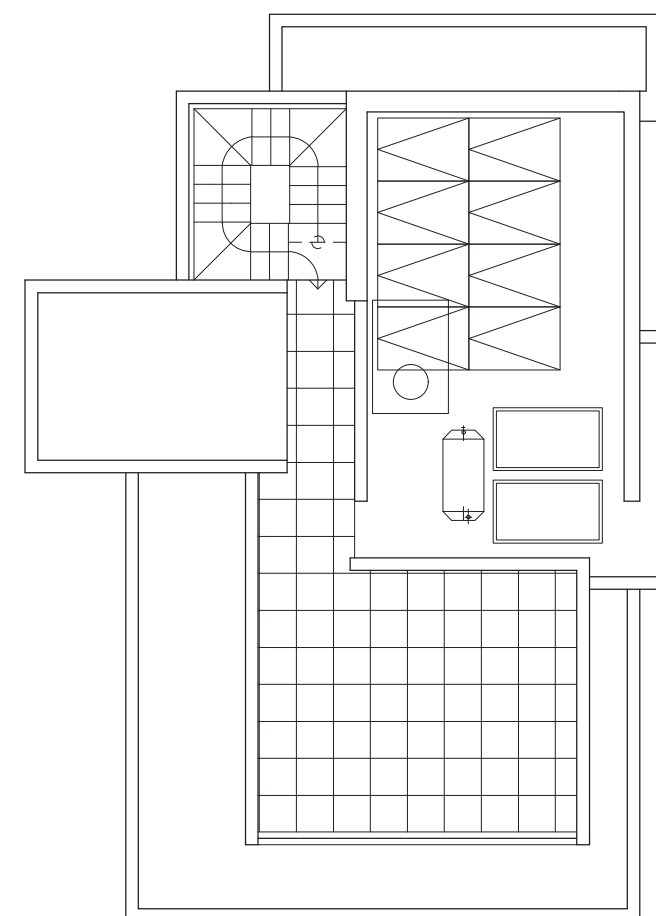
30.4 m²

Mechanical area:

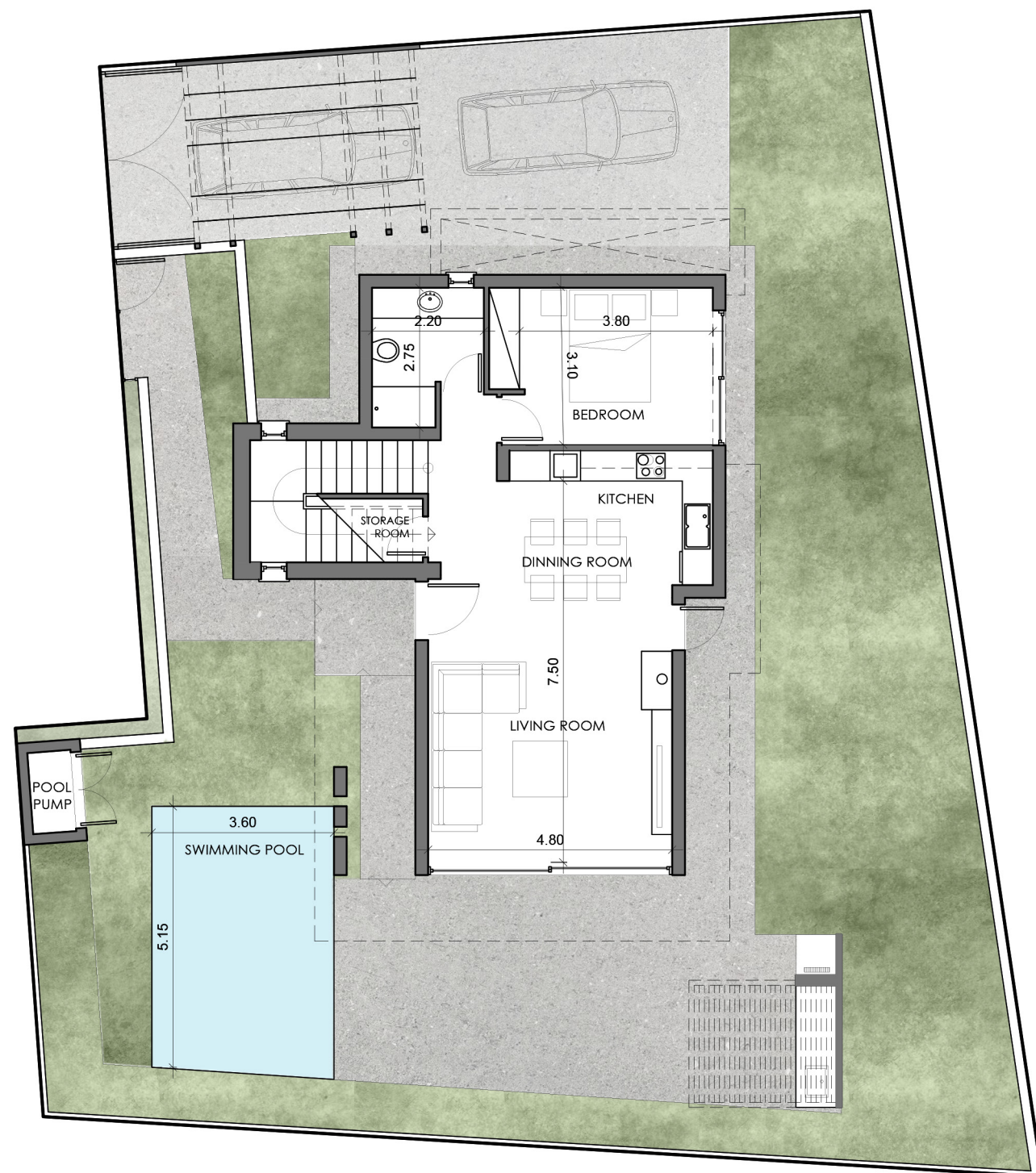
36.8 m²



first floor plan



roof plan



ground floor plan

Plot 8



Plot 8

Plot area:

372.8 m²

House area:

179.3 m²

Total covered area:

214.4 m²

Total semi-covered
area:

27.3 m²

_Ground floor area:

92.6 m²

Covered veranda:

19.8 m²

Uncovered veranda:

81.3 m²

Landscaping:

95.4 m²

BBQ area:

7.7 m²

Swimming pool:

22.8 m²

Semi-covered parking:

19.6 m²

Uncovered parking:

33.7 m²

_First floor area:

86.6 m²

Covered veranda:

7.2 m²

Uncovered veranda:

-- m²

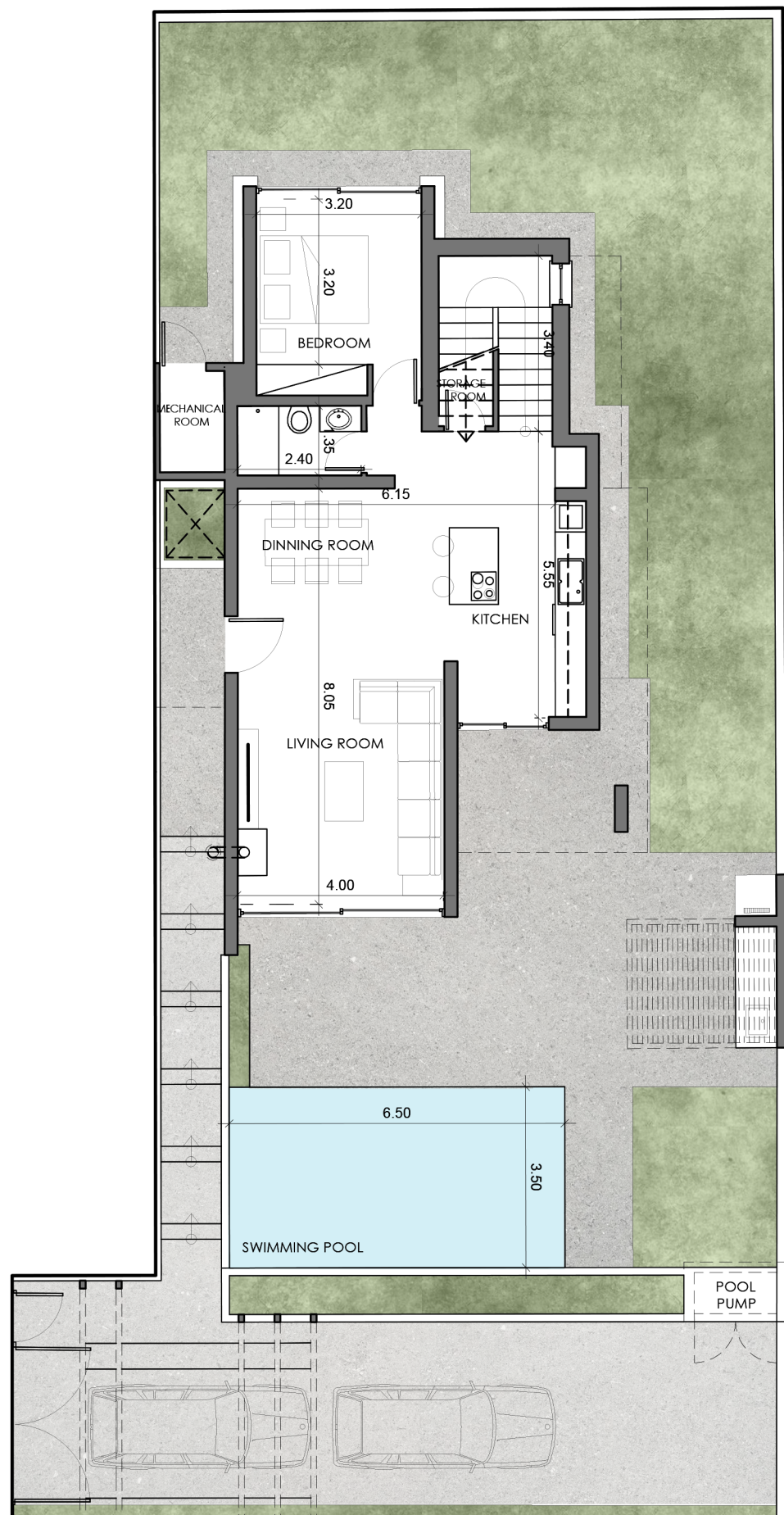
_Uncovered roof:

Veranda:

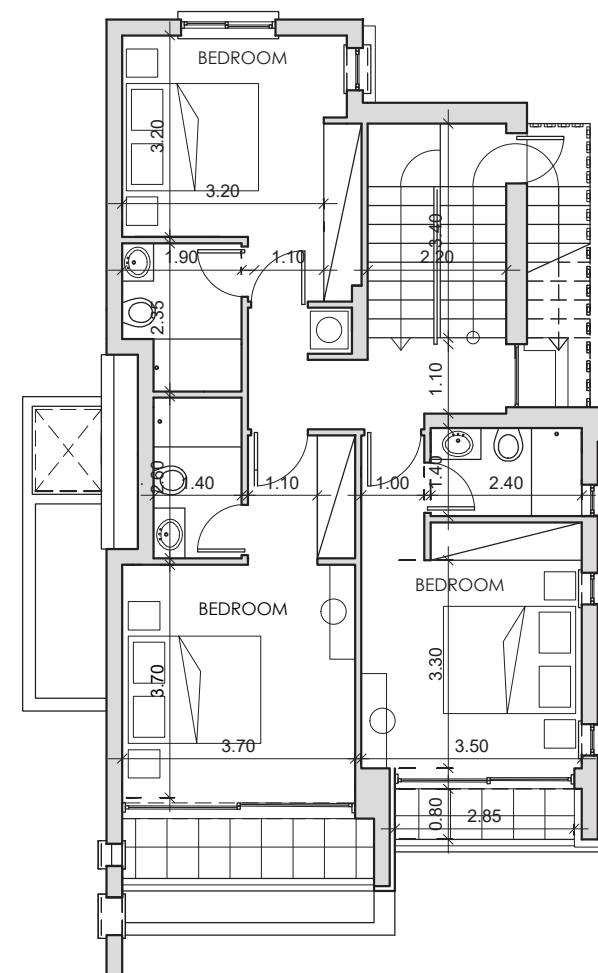
34.8 m²

Mechanical area:

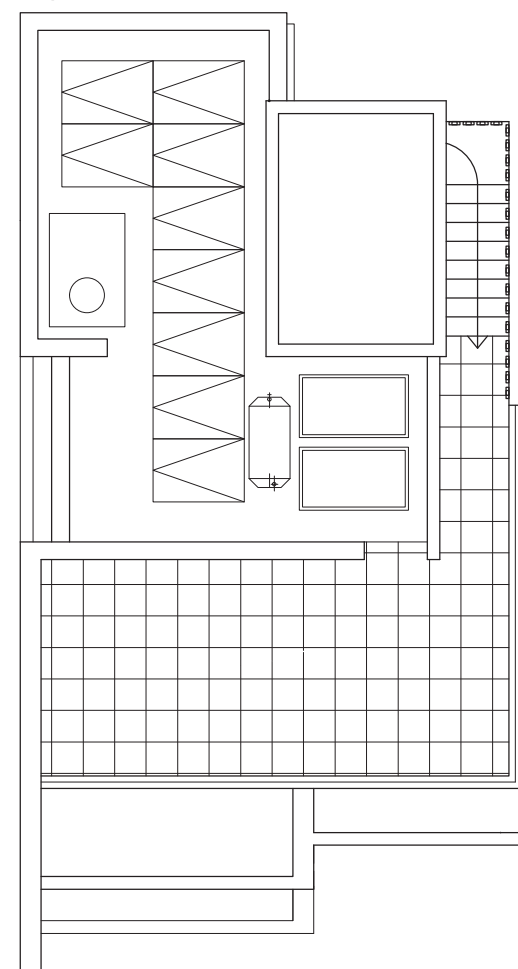
40.7 m²



ground floor plan



first floor plan



roof plan



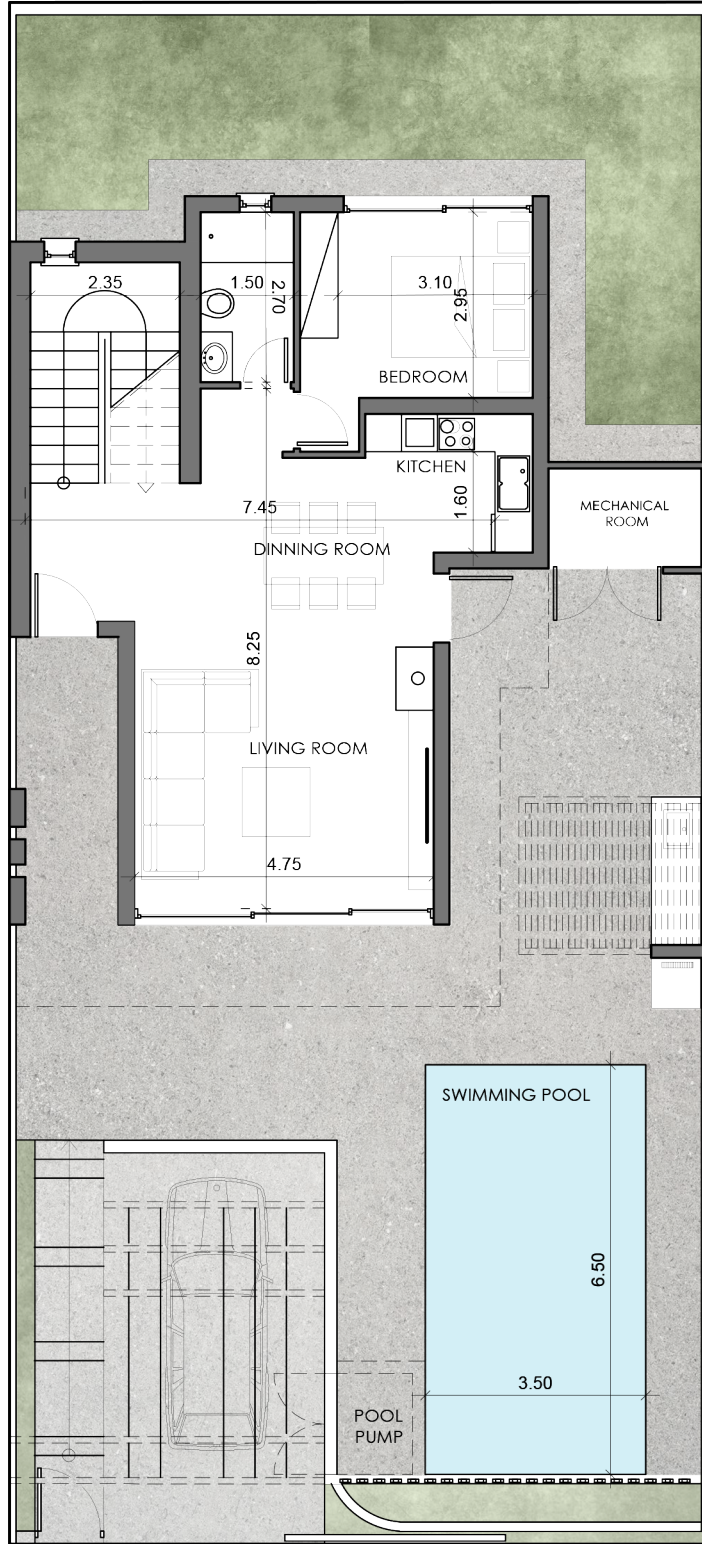
Type B Villas

3 bedrooms

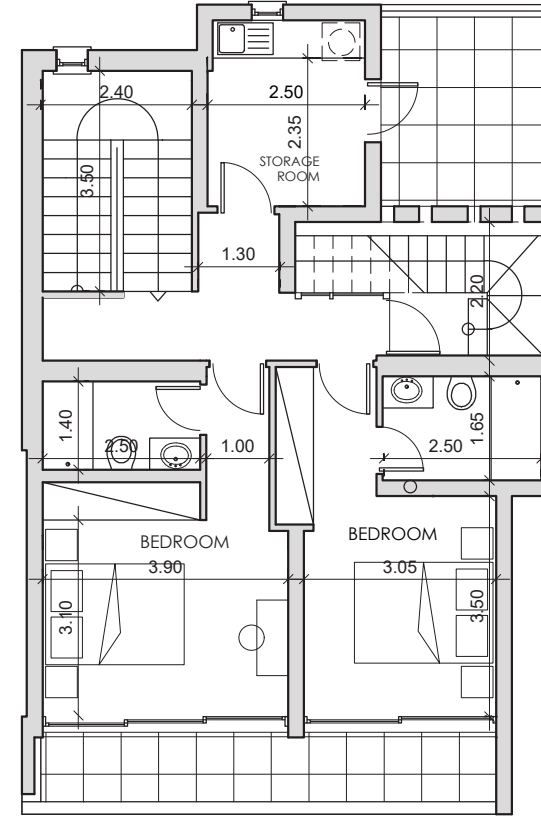
plots: 9, 10, 11, 12

Plot 9

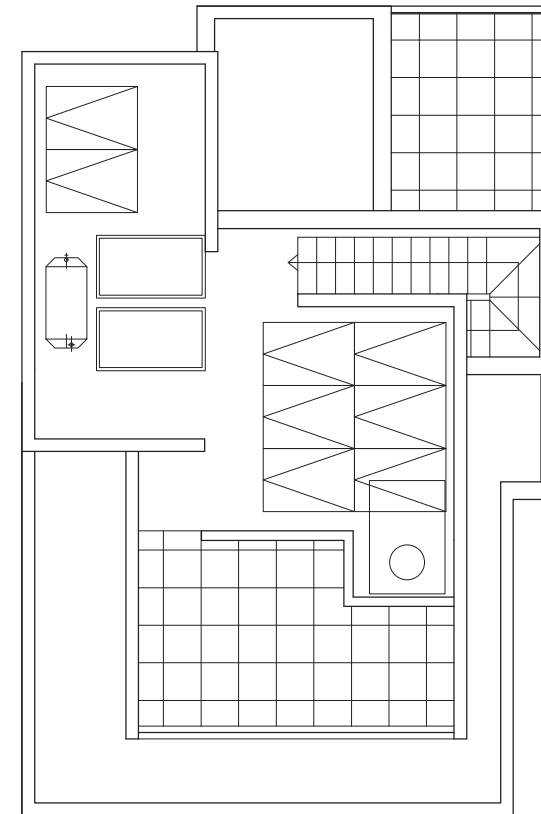




ground floor plan



first floor plan



roof plan

Plot 9

Plot area:
270.9 m²
House area:
157.8 m²
Total covered area:
189.1 m²
Total semi-covered
area:
26.5 m²

_Ground floor area:
86.8 m²

Covered veranda:
22.5 m²
Uncovered veranda:
66.4 m²

Landscaping:
46.0 m²

BBQ area:
7.7 m²

Swimming pool:
22.8 m²

Semi-covered parking:
18.9 m²

Uncovered parking:
-- m²

_First floor area:
71.0 m²

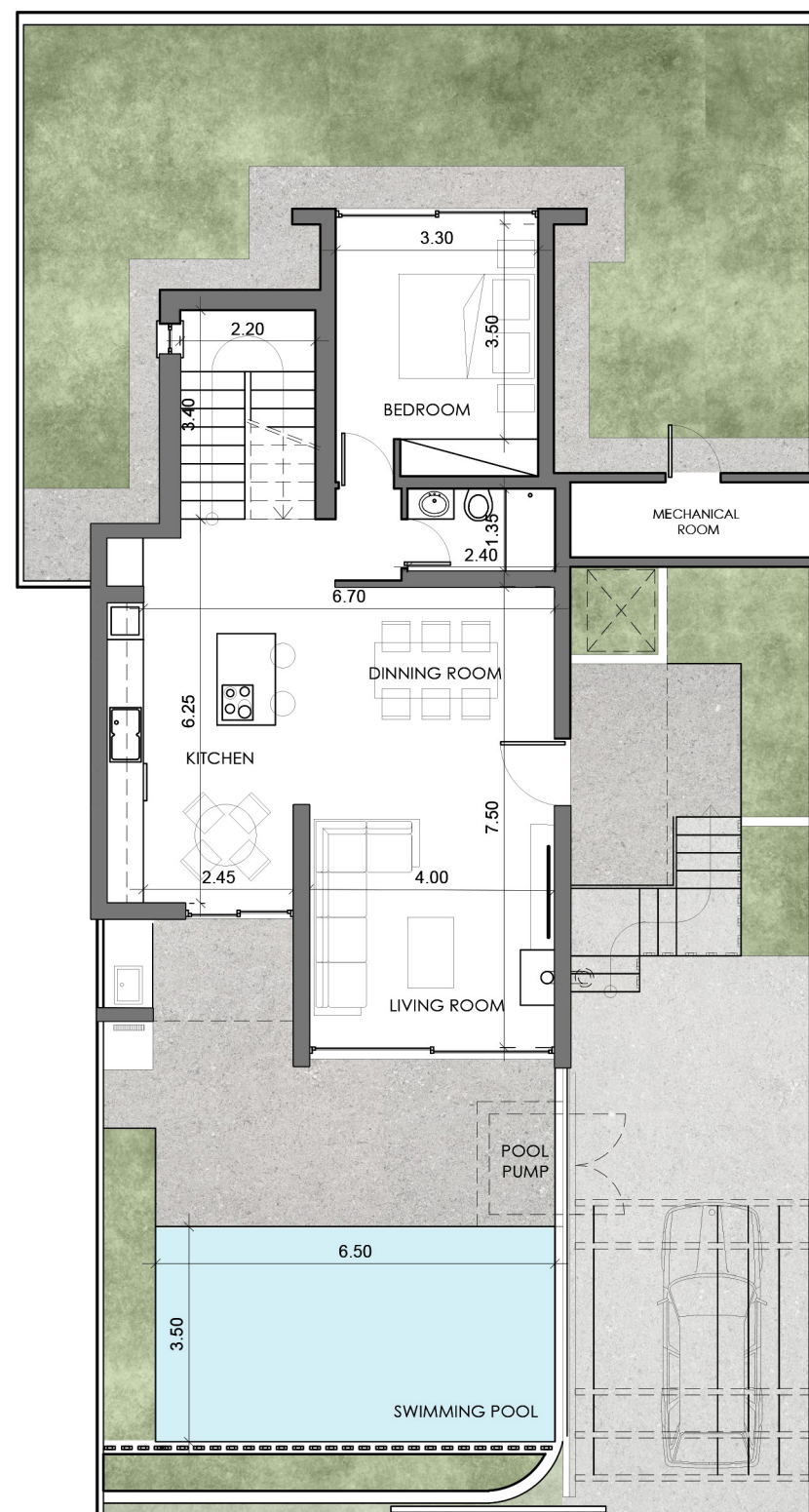
Covered veranda:
8.9 m²
Uncovered veranda:
16.6 m²

_Uncovered roof:

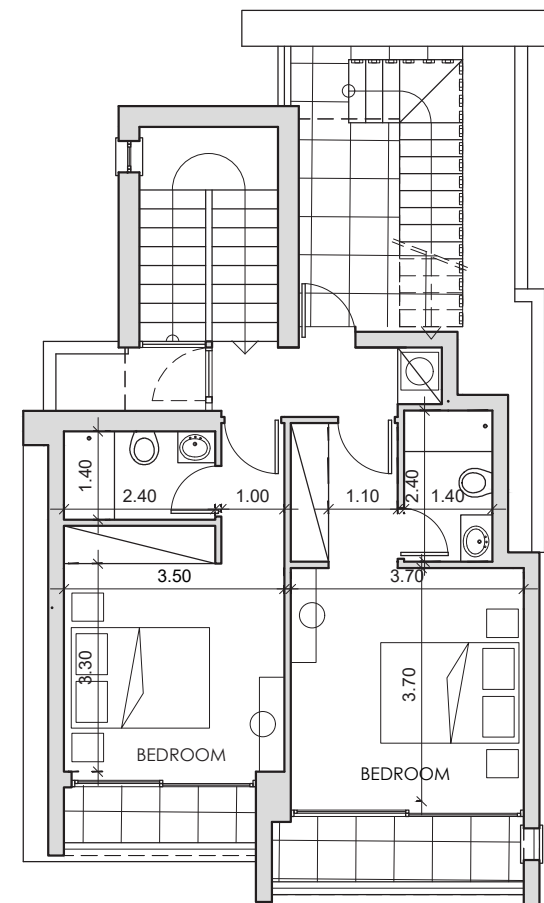
Veranda:
16.0 m²
Mechanical area:
40.0 m²

Plot 10

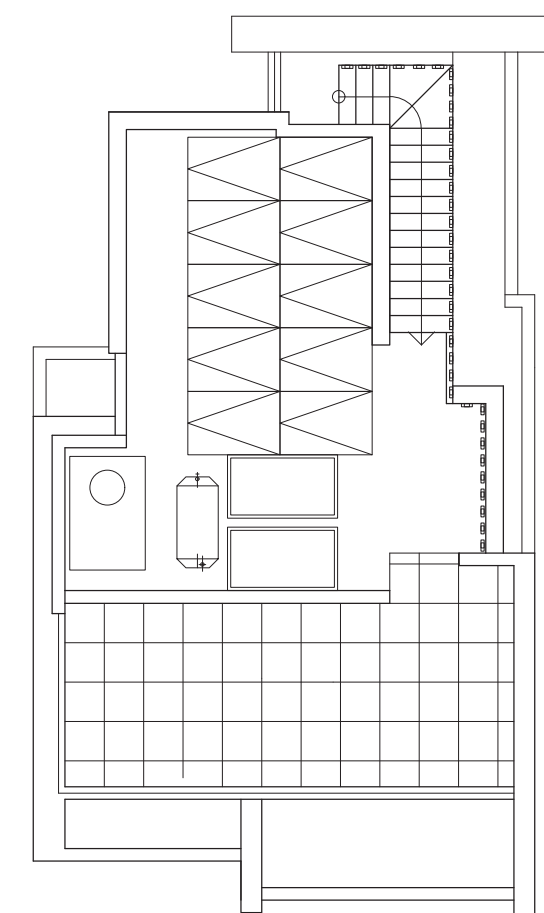




ground floor plan



first floor plan



roof plan

Plot 10

Plot area:

298.3 m²

House area:

156.3 m²

Total covered area:

175.2 m²

Total semi-covered area:

20.1 m²

_Ground floor area:

97.8 m²

Covered veranda:

10.9 m²

Uncovered veranda:

53.0 m²

Landscaping:

93.7 m²

BBQ area:

5.3 m²

Swimming pool:

22.8 m²

Semi-covered parking:

20.1 m²

Uncovered parking:

-- m²

_First floor area:

58.5 m²

Covered veranda:

7.9 m²

Uncovered veranda:

19.8 m²

_Uncovered roof:

Veranda:

26.6 m²

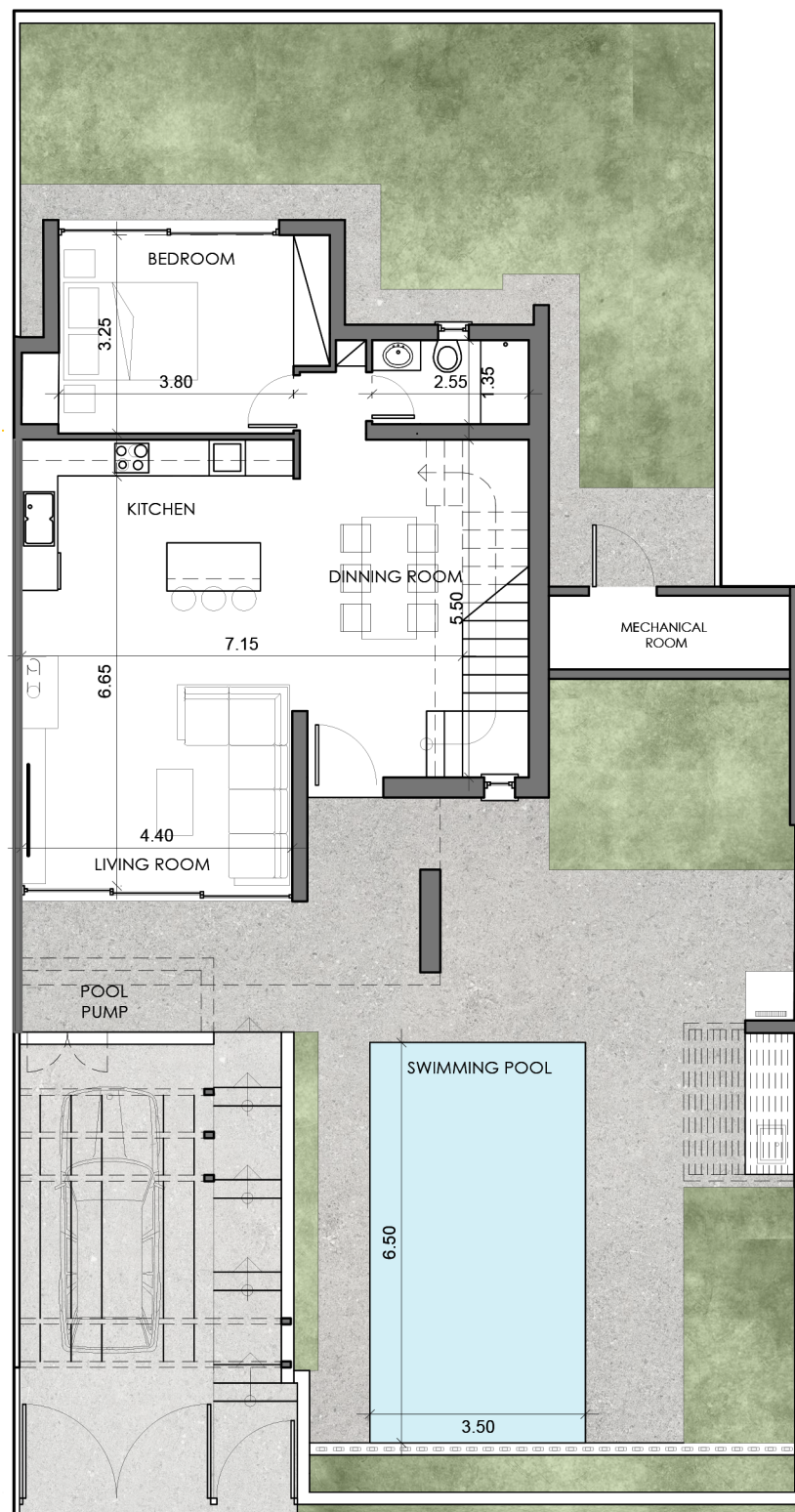
Mechanical area:

35.6 m²

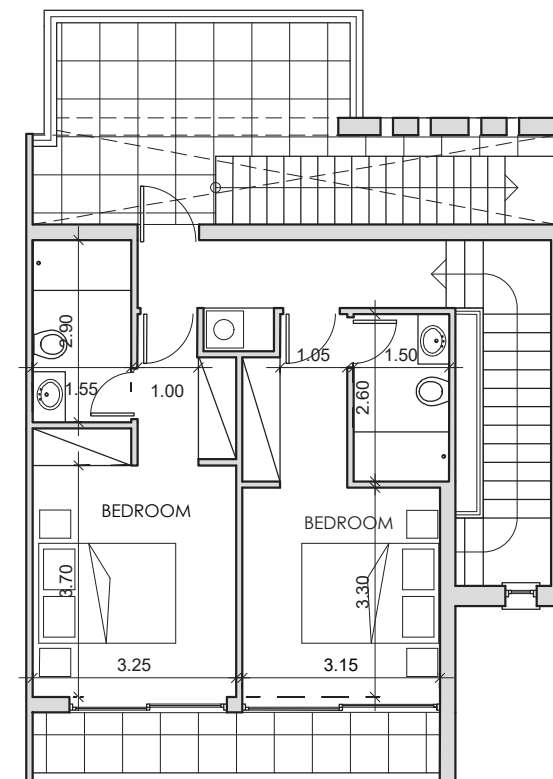
Plot 11



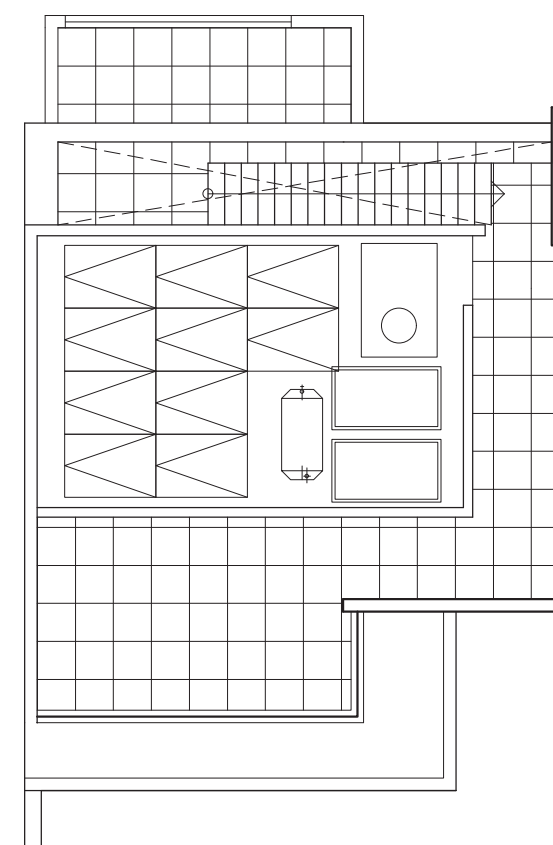
Plot 11



ground floor plan



first floor plan



roof plan

Plot area:
300.5 m²
House area:
150.0 m²
Total covered area:
169.4 m²
Total semi-covered
area:
21.9 m²

_Ground floor area:
91.5 m²

Covered veranda:
12.4 m²

Uncovered veranda:
70.7 m²

Landscaping:
81.3 m²

BBQ area:
4.9 m²

Swimming pool:
22.8 m²

Semi-covered parking:
17.0 m²

Uncovered parking:
-- m²

_First floor area:
58.5 m²

Covered veranda:
7.0 m²

Uncovered veranda:
22.6 m²

_Uncovered roof:

Veranda:
31.2 m²

Mechanical area:
32.8 m²

Plot 12



Plot 12

Plot area:
301.6 m²
House area:
145.0 m²
Total covered area:
168.2 m²
Total semi-covered
area:
19.2 m²

_Ground floor area:
86.6 m²

Covered veranda:
14.9 m²
Uncovered veranda:
73.8 m²
Landscaping:
84.4 m²
BBQ area:
10.6 m² (covered)
Swimming pool:
22.8 m²
Semi-covered parking:
19.2 m²
Uncovered parking:
-- m²

_First floor area:
58.4 m²

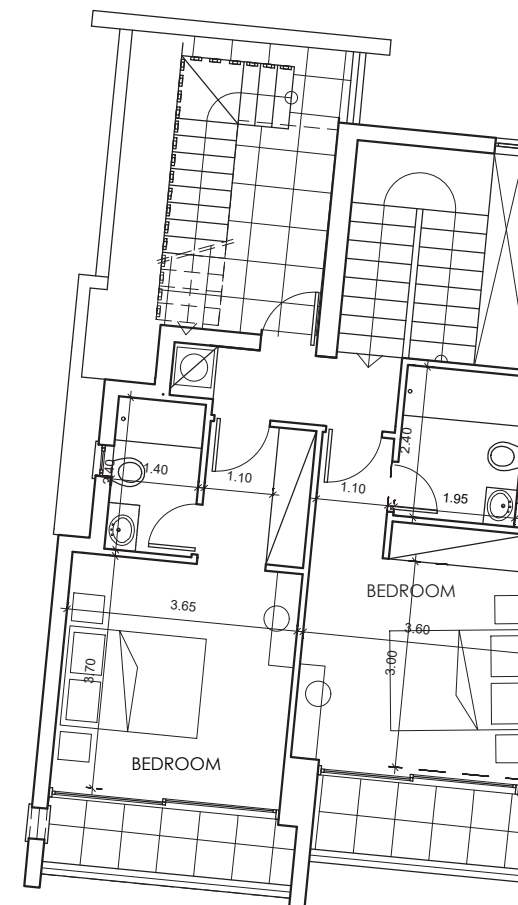
Covered veranda:
8.3 m²
Uncovered veranda:
19.0 m²

_Uncovered roof:

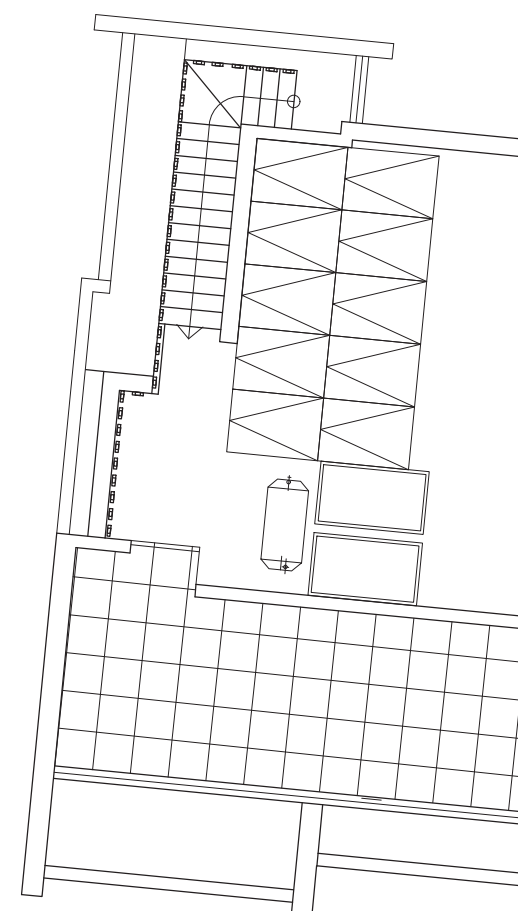
Veranda:
27.3 m²
Mechanical area:
42.6 m²



ground floor plan



first floor plan



roof plan



Type C Villas

bungalows

plots: 2, 3

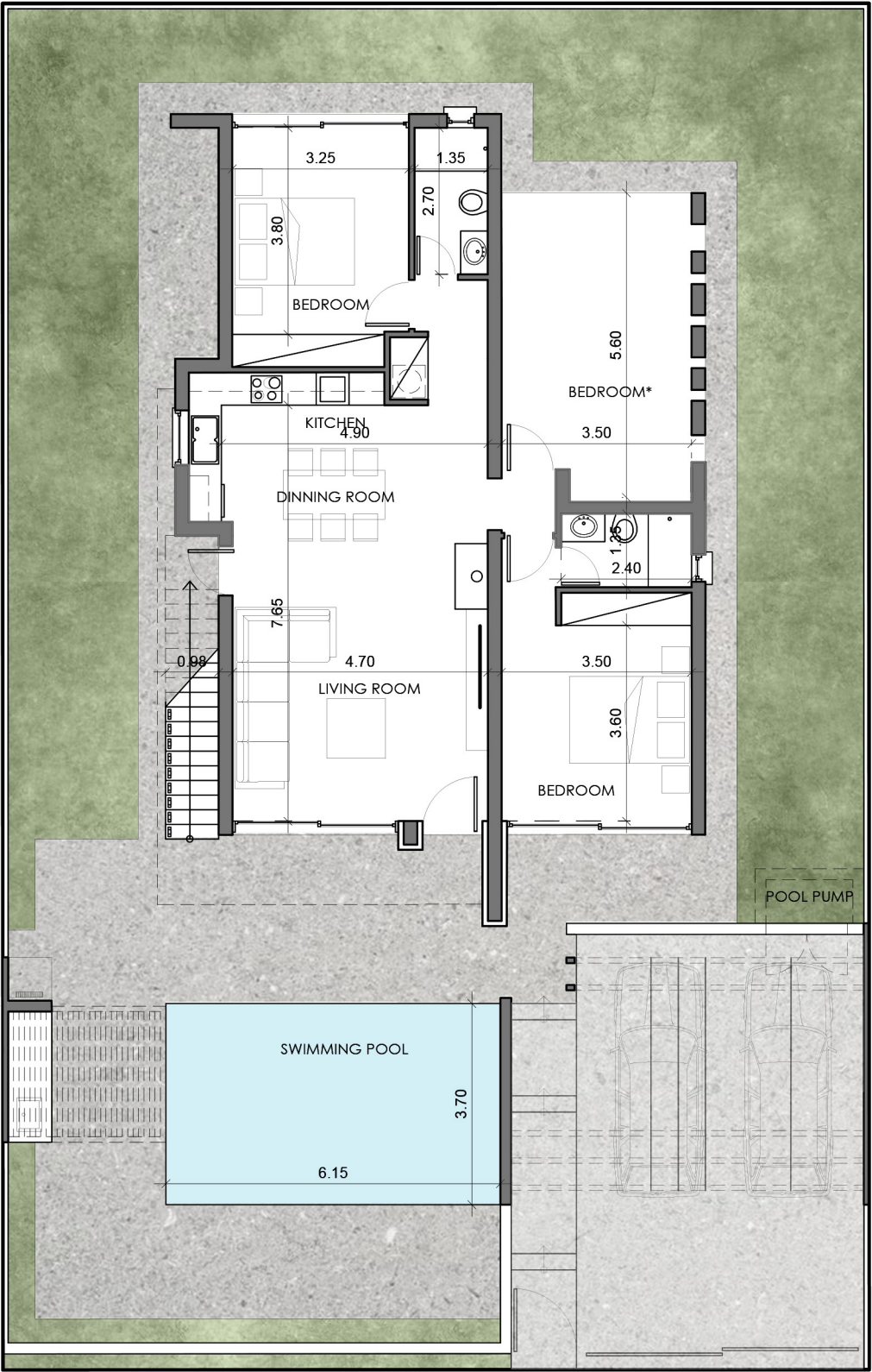
Plot 2



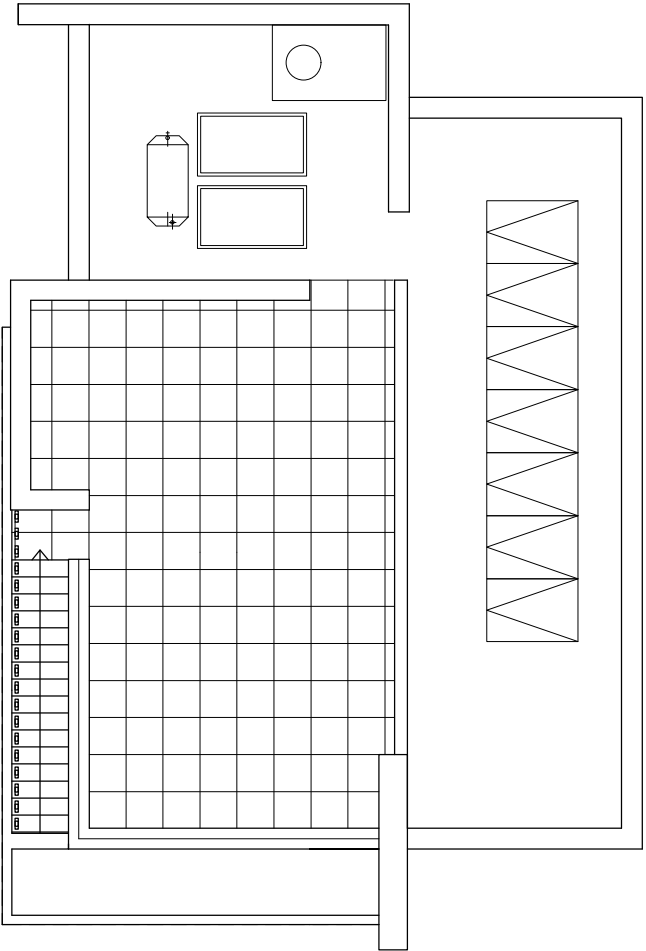
Plot 2

- Plot area:
400.3 m²
- House area:
100.3 m²
- Total covered area:
127.4 m²
- Total semi-covered area:
32.9 m²
- _Ground floor area:
100.3 m²
- Covered veranda:
27.2 m²
- Uncovered veranda:
124.7 m²
- Landscaping:
113.0 m²
- BBQ area:
7.5 m²
- Swimming pool:
22.8 m²
- Semi-covered parking:
25.4 m²
- Uncovered parking:
-- m²
- _Uncovered roof:

Veranda:
52.9 m²
- Mechanical area:
68.1 m²



ground floor plan



roof plan

Plot 3



Plot 3

Plot area:

400.3 m²

House area:

92.3 m²

Total covered area:

123.1 m²

Total semi-covered

area:

35.6 m²

_Ground floor area:

92.3 m²

Covered veranda:

30.8 m²

Uncovered veranda:

101.6 m²

Landscaping:

112.6 m²

BBQ area:

7.5 m²

Swimming pool:

22.8 m²

Semi-covered parking:

28.1 m²

Uncovered parking:

-- m²

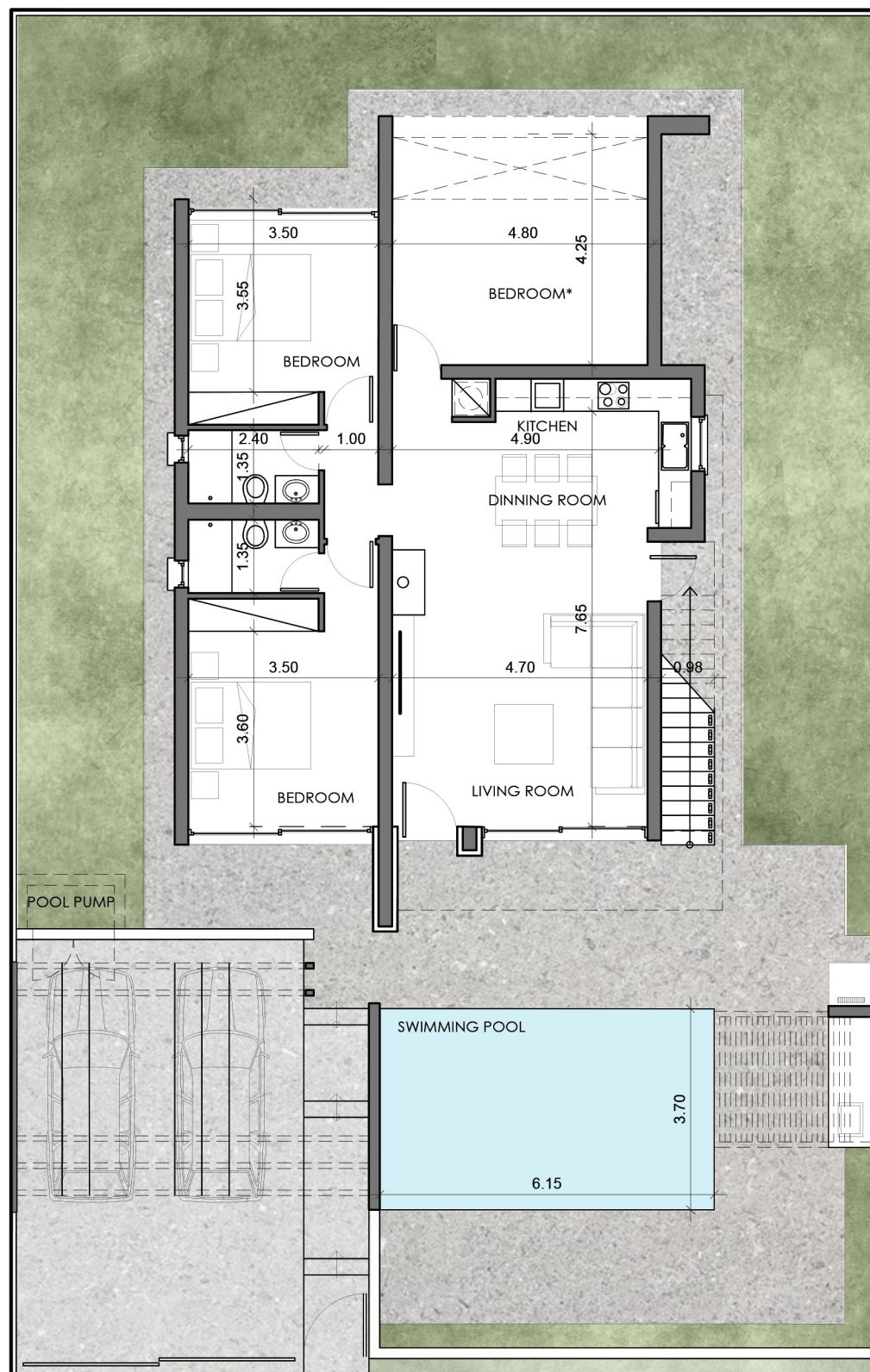
_Uncovered roof:

Veranda:

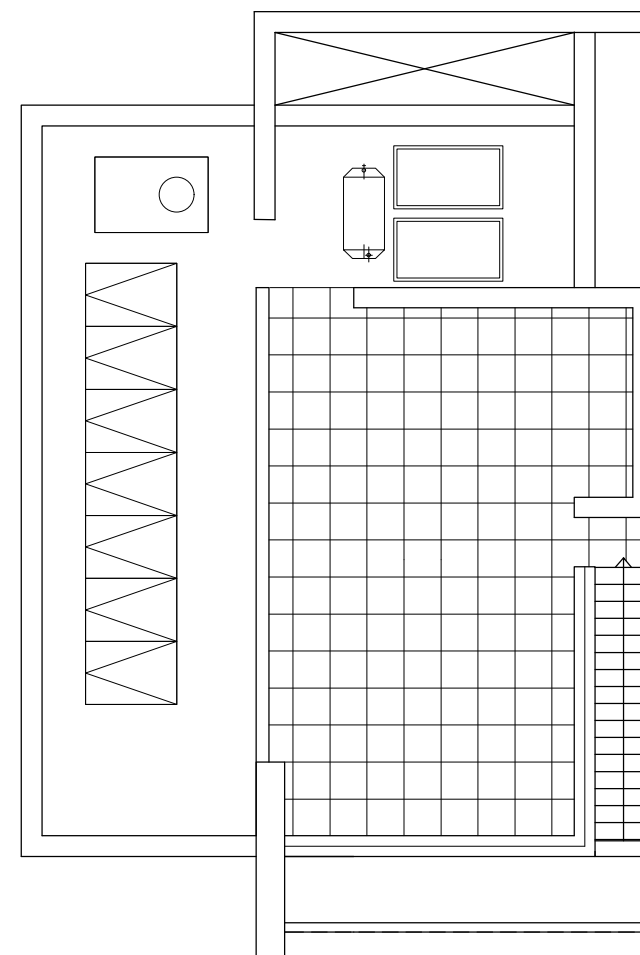
52.6 m²

Mechanical area:

60.2 m²



ground floor plan



roof plan



Project Overview

Type A Villas

- plots 1, 4, 5, 6, 7, 8
- 4 bedrooms
- 1 bathroom and 3 ensembles
- swimming pool
- covered veranda
- 2 parking places
- plot sizes from 291.0 m² to 390.4 m²
- roof terrace
- fireplace (optional)

Type C Villas

- plots 2,3
- one-floor development
- 2 bedrooms with optional 3rd
- 1 bathroom and 1 ensuite
- swimming pool
- 1 parking place
- plot sizes at 400 m²
- roof terrace
- fireplace (optional)

Type B Villas

- plots 9, 10, 11, 12
- 3 bedrooms
- 1 bathroom and 2 ensembles
- swimming pool
- covered veranda
- 1 parking place
- plot sizes from 270.9 m² to 301.6 m²
- roof terrace
- fireplace (optional)